

## **MINUTES OF PUBLIC HEARINGS**

### **PERRYSBURG CITY COUNCIL**

**NOVEMBER 6, 2018**

Mayor Mackin called the first public hearing to order at 6:06 p.m. Present were Council Members Deborah Born, Haraz N. Ghanbari, Jim Matuszak, Jonathan Smith, Barry VanHoozen, and Becky Williams (6). Absent: Tim McCarthy (1). Also present were David Creps, Clerk of Council, and Brody Walters, Planning and Zoning Administrator. Mayor Mackin recused himself because he resides in the area that was sent notices regarding this proposed rezoning request.

The purpose of the first public hearing was to hear public comment regarding a rezoning request for approximately 16.907 acres of parcel Q61-100-601000043000 which is located on West River Road, directly west of 27050 West River Road. The request is to rezone the property from A-1 (Agricultural) to R-3 (Single Family Residential). Mr. Walters stated that the Planning Commission recommended approval of the rezoning request by a 4-0 vote at their September 28, 2018 meeting. The Planning and Zoning Committee of Council reviewed the request at their October 10, 2018 meeting and unanimously recommended that it be approved. Mr. Walters stated that a comment from a neighbor was received prior to the Planning Commission meeting and although they would prefer it stay zoned as Agricultural, the neighbor said that they were told by Ed Schroeder, the developer, upfront what his plans were for the property. Mr. Ghanbari asked how many houses would be built. Mr. Schroeder said approximately seventeen (17).

There being no further comments, the first hearing adjourned at 6:11 p.m.

Mayor Mackin called the second public hearing to order at 6:15 p.m. Present were Council Members Deborah Born, Haraz N. Ghanbari, Jim Matuszak, Jonathan Smith, Barry VanHoozen, and Becky Williams (6). Tim McCarthy arrived at 6:16 p.m. Also present were David Creps, Clerk of Council, and Brody Walters, Planning and Zoning Administrator.

The purpose of the second public hearing was to hear public comment regarding a rezoning request from PBP (Planned Business Park) to I-2 (General Industrial) for parcels Q61-100-130000008003, Q61-100-130000004000, Q61-100-130000003000, Q61-100-130000002000, and Q61-100-130000001000 which total about 39.4 acres in size. The Planning Commission recommended approval of the rezoning request by a 4-0 vote at their September 27, 2018 meeting. The Planning and Zoning Committee voted 2-1 against the rezoning at their October 10, 2018 meeting. Mr. Walters stated that four of the parcels are owned by Robert Farley, and one parcel is owned by the City of Perrysburg. Mr. Smith asked if the parcels were always zoned Planned Business Park. Mr. Walters said that when the property was annexed into the City the zoning was I-2 which is what it was zoned when it was in the Township. Mr. Walters added that the property was rezoned to Planned Business Park because of a request from a developer, but the project fell through. Mr. Smith asked about the revised traffic counts. Mr. Walters said that the revised numbers are more in line with what he expected. He said that Mark Smoley of Mannik and Smith was in attendance and planned to speak about the traffic study results.

Eric Emch, Vice President of Ohio Cat, made a presentation to City Council about their future plans for the site. He said that the rezoning is imperative for their use. Mr. Emch stated that they have outgrown their current location and they have acquired a Peterbilt dealership also. He said that the project will be approximately a \$37 million dollar investment. Mr. McCarthy asked questions about the site plan

and what people will see from the highway. Mr. Emch showed pictures of their Canton site and said they plan to pretty much duplicate that site. Ms. Williams asked if gravel is allowed under the Zoning Code. Mr. Walters said that the Code says that parking areas should be paved, but Ohio Cat feels that it is not a parking area because they will be displaying equipment on it. Mr. Emch said that some of their equipment does not do well on asphalt/concrete because it tears it up.

Mark Smoley of Mannik Smith explained how they did the traffic study, stating that the proposed use does not exist in a trip generation book. He said that the traffic study is subject to scrutiny by the City Engineer. Ms. Williams said that she is not as concerned about the amount of traffic as she is the weight of the traffic.

There being no further comments, the second hearing adjourned at 6:44 p.m.

Mayor Mackin called the third public hearing to order at 6:44 p.m. Present were Council Members Deborah Born, Haraz N. Ghanbari, Jim Matuszak, Tim McCarthy, Jonathan Smith, Barry VanHoozen, and Becky Williams (7). Also present were Bridgette Kabat, City Administrator, David Creps, Clerk of Council, and Brody Walters, Planning and Zoning Administrator.

The purpose of the third public hearing was to hear public comment regarding a rezoning request for 24859 N. Dixie Highway, from I-2 (General Industrial) to C-4 (Highway Commercial). Mr. Walters said that his office recommended approval of the request because the majority of the SR25 Corridor is zoned C-4. The Planning Commission recommended approval by a 7-0 vote at their September 28, 2018 meeting, and the Planning and Zoning Committee recommended approval by a 3-0 vote at their October 10, 2018 meeting.

There being no further comments, the final public hearing adjourned at 6:46 p.m.

David D. Creps, Clerk

Thomas Mackin, Mayor